

Town & Country

Estate & Letting Agents

New Street, Rhosllanerchrugog, Wrexham

£89,950



A well presented end terrace bungalow ideally located in the village of Rhosllanerchrugog with access to a range of local amenities including schools, public transport links, a range of shops and two doctors.

Internally the property briefly comprises a lounge, kitchen, master bedroom, bathroom and attic room (currently used as a second bedroom).

Externally; gated paved path leading to the main entrance located on the side of the property, leading to a paved patio area and small barked area at the rear.

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Directions

From our Wrexham office Head north-east on King Street towards Lord Street, Turn right onto Duke Street, Turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, Turn right onto Central Road/A541, Turn left onto Regent Street/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 3, take the B5605 exit to Rhosllanerchrugog, At the roundabout, take the 3rd exit onto Wrexham Road/B5605, Turn right onto Fennant Road, Turn left onto Johnson Street, Turn left onto New Street, Turn left to stay on New Street, Arrive: New St, Rhosllanerchrugog, Wrexham LL14 1RE, UK



Lounge

10'2" x 12'2"

Wood effect laminate flooring, window to rear, radiator.

Iron spiral staircase leading to attic room.



Kitchen

13'6" x 7'4"

Fitted with a range of light, wood grain style, wall base and drawer units along with a breakfast bar. Worksurface space houses are stainless steel, single drainer sink unit with mixer tap and tiled splashback's. Set within the old flow is a stainless steel hob and oven, there is space and plumbing for a washing machine, a radiator, a window face is the side elevation and the property is accessed via a UPVC double glazed door.



Bedroom One

12'2" x 12'2"

Two UPVC windows to front, tastefully redecorated, coving, radiator.



Attic Room (Bedroom Two)

12'2" x 12'3"

Large attic room which was previously used as a second bedroom, dormer style UPVC window to rear, built in storage, wood effect laminate flooring, radiator.



Bathroom

8'6" x 7'3"

A spacious bathroom installed with a panelled bath with electric shower above, pedestal, wash, hand basin, a low-level WC, the walls are partially tiled and the flooring ceramic tiled. There is a radiator. Newly fitted wall mounted Glowworm gas combination boiler (less than 12 months old) and then repeat window faces the side elevation.



Externally Rear

Paved patio area leading to a small barked area.



Kitchen Extra

To Make an Offer (Wrexham)



External Rear 2



External Rear 3

Lounge Extra

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	